

STATE OF TEXAS §
 §
COUNTY OF PARKER §

PETITION FOR VOLUNTARY ETJ EXPANSION

To the Mayor and City Council of the City of Willow Park:

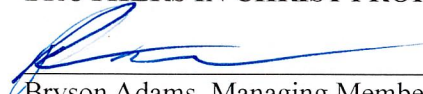
The undersigned owner(s) of the property described below hereby petition the City of Willow Park to extend the present extraterritorial jurisdiction (“ETJ”) of the City so as to include the following property in the ETJ of the City of Willow Park: 3.208 acre tract as described and depicted in attached Exhibit “A” (the “3 Acre Tract”) and a 228.4 acre tract as described and depicted in attached Exhibit “B” (the “228 Acre Tract”). The 3 Acre Tract and the 228 Acre Tract may be collectively referred to herein as the “Property”.

I/We certify and swear that:

1. Brothers in Christ Properties, LLC is the sole owner of the Property.
2. This request for inclusion in Willow Park’s ETJ is made voluntarily.
3. The 3 Acre Tract was in the ETJ of the City of Fort Worth and that property was released by the City of Fort Worth pursuant to Section 42.105(c) of the Local Gov’t Code after a petition was duly filed by us as the sole owners of the property.
4. The 228 Acre Tract was in the ETJ of the City of Aledo and that property was released by operation of law from the City of Aledo’s ETJ after we complied with all requirements of Section 42.102 of the Local Gov’t Code for release from the City of Aledo’s ETJ, but the City of Aledo failed to take action to release the 228 Acre Tract from the City of Aledo ETJ and in fact denied our request for release.
5. The undersigned agree and acknowledge that the City of Willow Park is relying on the representations by us that the Property is not within the ETJ of another city in the consideration of, and possible granting, of this Petition for Voluntary ETJ Expansion.

I/We certify and swear that this petition is signed and acknowledged by each and every person and legal entity owning the Property.

BROTHERS IN CHRIST PROPERTIES, LLC



Bryson Adams, Managing Member

Kevin Kolb, Member

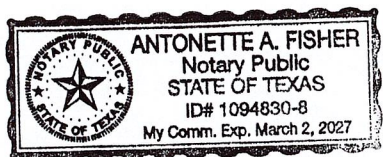
Roger Sikes, RJS Holdings, LLC: Roger J. Sikes Member

RJS Holdings, LLC: Jeff Hansen, Member, GRJ Enterprises, LP: Jeffrey E. Hansen, General Partner

AFFIDAVIT

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Bryson Adams, Managing Member of Brothers in Christ Properties, LLC, known to me to be the person whose name is subscribed hereto, and who stated to me on oath that he is the owner of the property described in this petition, that he is competent to make this affidavit, that he has personal knowledge of the facts, that the facts and statements contained in the foregoing petition and affidavit are true and correct, that his signature on behalf of the owner, if an entity other than an individual, is the act and deed of said owner, and that he is the duly authorized officer or agent of the owner and is authorized to make and execute this affidavit.

Subscribed and sworn to by Affiant on this the 10th day of June, 2024 to certify which witness my hand and seal of office.



Antonette A. Fisher
Notary Public of the State of Texas

Antonette A. Fisher
Print Name of Notary

My Commission Expires:

March 2, 2027

Exhibit "A"

DESCRIPTION OF 3.208 ACRES OF LAND

BEING a tract of land situated in the H.T. & B. RR. Co. Survey, Abstract Number 647 and the Heirs of Francisco Sanchez Survey, Abstract Number 2346, Parker County, Texas, being a portion of that tract of land described by deed to Aledo 388 Venture Partners, LLC, recorded in Instrument Number 202227773, County Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the most northerly northwest corner of said Aledo 388 tract, the southwest corner of that tract of land described by deed to Patricia Dean Boswell, recorded in Volume 1441, Page 400 and Volume 1478, Page 1837, both of said County Records, being in the east right-of-way line of F.M. 1187 (a variable width right-of-way) and the beginning of a curve to the right;

THENCE with said east right-of-way line and said curve to the right, an arc distance of 458.82 feet, through a central angle of $13^{\circ}24'49''$, having a radius of 1959.85 feet, the long chord which bears $S 21^{\circ}42'40''W$, 457.78 feet;

THENCE $S 28^{\circ}26'06''W$, 155.95 feet, continuing with said east right-of-way line, to the **POINT OF BEGINNING**;

THENCE $S 32^{\circ}42'27''E$, 510.87 feet, over and across said Aledo 388 tract, to the east line of said Aledo 388 tract and the west line of the remainder of that tract of land described by deed to John Henry Dean III (Parcel 5), recorded in volume 1441, Page 424, said County Records;

THENCE $S 62^{\circ}38'35''W$, 65.75 feet, departing said common line, to the beginning of a curve to the right;

THENCE with said curve to the right, an arc distance of 412.58 feet, through a central angle of $16^{\circ}22'23''$, having a radius of 1443.78 feet, the long chord which bears $S 80^{\circ}21'46''W$, 411.18 feet, returning to said east right-of-way line;

THENCE with said east right-of-way line the following bearings and distances:

$N 21^{\circ}01'49''E$, 26.16 feet;

$N 15^{\circ}31'36''W$, 120.14 feet;

THENCE $N 28^{\circ}26'06''E$, 442.07 feet, continuing with said east right-of-way line, to the **Point of Beginning** and containing 139,747 square feet or 3.208 acres of land more or less.

"Integral Parts of this Document"

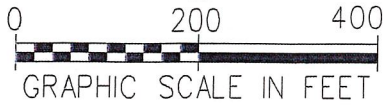
1. Description
2. Exhibit

"This document was prepared under 22 TAC 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

TBPELS - LS FIRM REG. NO. 10177700

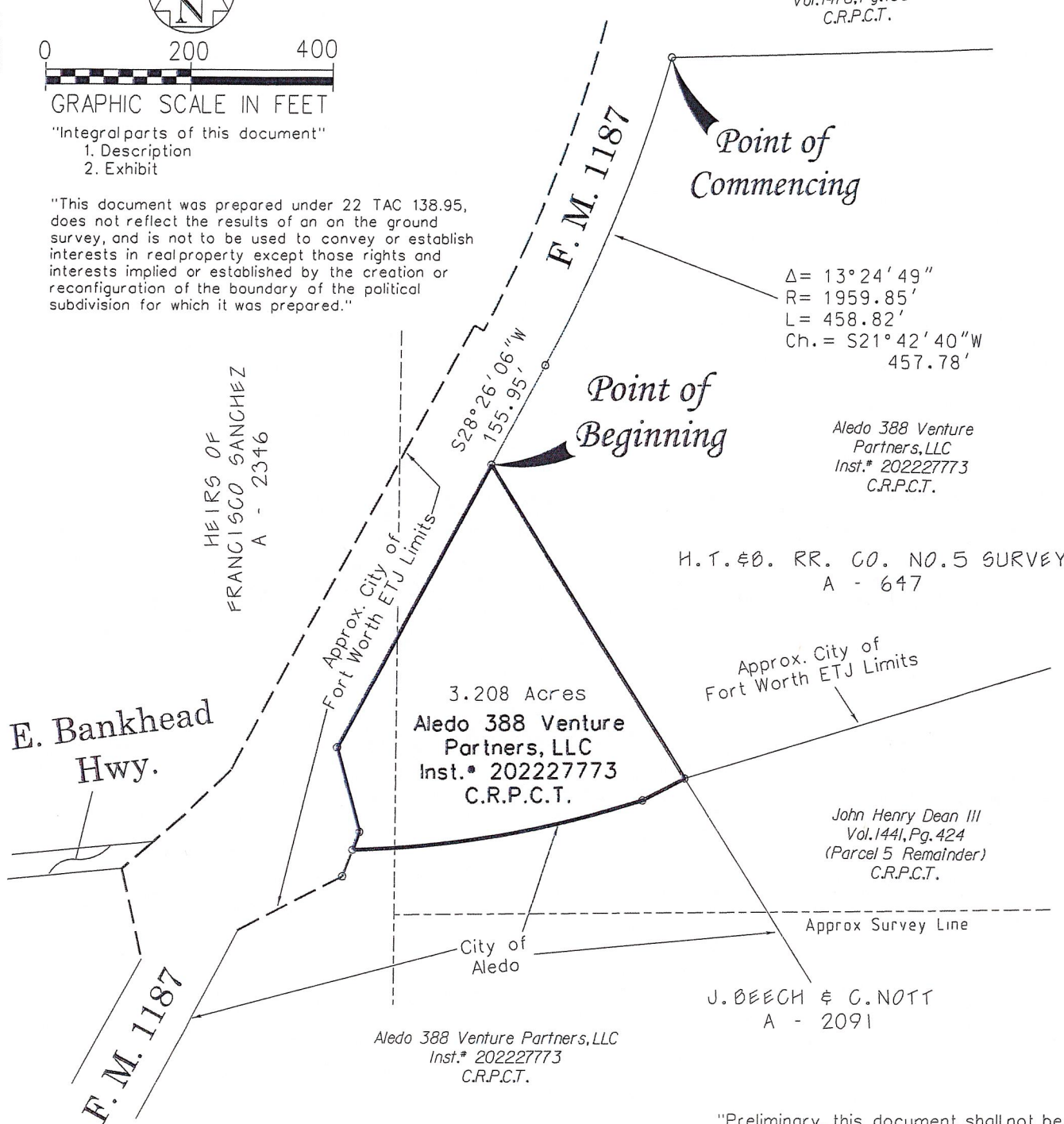
Exhibit "A-1"

Patricia Dean Boswell
Vol.1441, Pg.400
Vol.1478, Pg.1837
C.R.P.C.T.



"Integral parts of this document"
1. Description
2. Exhibit

"This document was prepared under 22 TAC 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in realproperty except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



$\Delta = 13^{\circ}24'49''$
 $R = 1959.85'$
 $L = 458.82'$
 $Ch. = S21^{\circ}42'40''W$
 $457.78'$

Aledo 388 Venture Partners, LLC
Inst.# 202227773
C.R.P.C.T.

H.T. & B. RR. CO. NO. 5 SURVEY
A - 647

John Henry Dean III
Vol.1441, Pg.424
(Parcel 5 Remainder)
C.R.P.C.T.

J. BEECH & C. NOTT
A - 2091

Aledo 388 Venture Partners, LLC
Inst.# 202227773
C.R.P.C.T.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 138.33e
Todd A. Bridges, RPLS 4940
Date: 2/22/2024

Exhibit of
3.208 Acres of Land

Situated in the H.T.&B. RR. Co. Survey, Abstract Number 647, and the Heirs of Francisco Sanchez Survey, Abstract Number 2346, Parker County, Texas.

PELTON
LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

JOB # LCP22001

DRAWN BY: TBR

CHECKED BY: TAB

DATE: 02-22-2024

PAGE # 2 of 2

TPELS Firm Reg No. 10194468

DESCRIPTION (PROPOSED ALEDO TRACT):

COMMENCING AT THE NORTHEAST CORNER OF ROLLING HILLS ADDITION, AND ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS;

THENCE SOUTH 89°08'47" WEST, 784.86 FEET;

THENCE SOUTH 89°31'34" WEST, 357.78 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°31'34" WEST, 801.47 FEET;

THENCE SOUTH 89°18'26" WEST, 1183.42 FEET TO THE EAST LINE OF F.M. 1187;

THENCE WITH THE EAST LINE OF F.M. 1187 THE FOLLOWING COURSES:

NORTH 01°11'52" EAST, 977.65 FEET;
 WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.58 FEET, A DELTA ANGLE OF 02°36'07",
 A CHORD BEARING OF NORTH 02°36'22" EAST, A CHORD LENGTH OF 257.91 FEET, ALONG SAID
 CURVE AN ARC LENGTH OF 257.93 FEET;
 NORTH 03°48'39" EAST, 291.49 FEET;
 WITH CURVE TO THE LEFT HAVING A RADIUS OF 5779.58 FEET, A DELTA ANGLE OF 03°25'01", A
 CHORD BEARING OF NORTH 02°07'26" EAST, A CHORD LENGTH OF 344.63 FEET, ALONG SAID
 CURVE AN ARC LENGTH OF 344.68 FEET;
 NORTH 00°25'14" EAST, 1425.38 FEET;
 WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A DELTA ANGLE OF 28°35'52",
 A CHORD BEARING OF NORTH 14°39'40" EAST, A CHORD LENGTH OF 1390.39 FEET, ALONG SAID
 CURVE AN ARC LENGTH OF 1404.93 FEET;
 NORTH 28°58'30" EAST, 815.52 FEET;

THENCE DEPARTING THE EAST LINE OF F.M. 1187, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1443.78 FEET, A DELTA ANGLE OF 20°15'27", A CHORD BEARING OF NORTH 82°50'57" EAST, A CHORD LENGTH OF 507.81 FEET, ALONG SAID CURVE AN ARC LENGTH OF 510.46 FEET;

THENCE SOUTH 32°42'27" EAST, 2574.59 FEET;

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1500.00 FEET, A DELTA ANGLE OF 18°15'11", A CHORD BEARING OF SOUTH 55°30'41" WEST, A CHORD LENGTH OF 475.85 FEET, ALONG SAID CURVE AN ARC LENGTH OF 477.87 FEET;

THENCE SOUTH 64°38'16" WEST, 301.12 FEET;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET, A DELTA ANGLE OF 38°32'13", A CHORD BEARING OF SOUTH 45°22'10" WEST, A CHORD LENGTH OF 527.99 FEET, ALONG SAID CURVE AN ARC LENGTH OF 538.08 FEET;

THENCE SOUTH 25°44'52" WEST, 141.03 FEET;

CONTINUED ON NEXT PAGE



11000 FRISCO ST. SUITE 400
 FRISCO, TX 75033 469-213-1800

JOB #: DRH20004	DRAWN BY: DK	CHECKED BY: NAME	DATE: 6/23/2021	PAGE #: 4 OF 5
-----------------	--------------	------------------	-----------------	----------------

Copyright © 2021 Peloton Land Solutions, Inc

PELTON S. Firm Reg. No. 10194468

DESCRIPTION (PROPOSED ALEDO TRACT contd.):

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2474.96 FEET, A DELTA ANGLE OF 06°12'30", A CHORD BEARING OF SOUTH 67°21'22" EAST, A CHORD LENGTH OF 268.04 FEET, ALONG SAID CURVE AN ARC LENGTH OF 268.17 FEET;

THENCE SOUTH, 478.39 FEET;

THENCE SOUTH 46°51'15" EAST, 543.35 FEET;

THENCE SOUTH 43°08'45" WEST, 397.24 FEET;

THENCE SOUTH 00°08'56" WEST, 1090.76 FEET; TO THE PLACE OF BEGINNING AND CONTAINING 228.24 ACRES (9,942,300 SQUARE FEET) OF LAND, MORE OR LESS.

Copyright ©2021 Peloton Land Solutions, Inc.



11000 FRISCO ST. SUITE 400
FRISCO, TX 75033 469-213-1900

JOB #: DRH20004 DRAWN BY: DK CHECKED BY: NAME DATE: 6/23/2021 PAGE #: 5 OF 5

DWG NAME G:\JOB\DRH20004_DEAN_RANCH\MAS TERDEV_SUR\GRH20004_SK.DWG

PLOT DATE: 6/23/2021

SAVE AND EXCEPT:

BEING that certain tract of land situated in the J. Beech & C. Nott Survey, Abstract Number 2091, Parker County, Texas, being a portion of Aledo 388 Venture Partners, LLC, recorded in Instrument Number 202227773, County Records, Parker County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said Aledo 388 tract, an "ell" corner in the remainder of that tract of land described by deed to John Henry Dean III, recorded in Volume 1441, Page 424 (Parcel 5), said County Records, and being in the north line of that tract of land described by deed to Aledo Christian Center, recorded in Volume 1371, Page 1473, said County Records;

THENCE S 88°58'13"W, 13.06 feet, with said north line and the south line of said Aledo 388 tract, from which the northwest corner of said Aledo Christian Center tract and the northeast corner of Lot 1, Block 1, Aledo Christian Center, an addition to the City of Aledo, Texas, by plat recorded in Cabinet C, Slide 475, said County Records, bears S 88°58'13"W, 271.83 feet;

THENCE over and across said Aledo 388 tract, the following courses and distances:

N 00°23'44"W, 1090.84 feet, departing said common line;

N 42°36'05"E, 397.24 feet;

N 47°23'55"W, 543.35 feet;

N 00°32'40"W, 478.39 feet;

N 67°54'02"W, 268.04 feet;

N 25°12'13"E, 141.03 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 538.08 feet, through a central angle of 38°32'13", having a radius of 800.00 feet, the long chord which bears N 44°49'30"E, 527.99 feet;

N 64°05'37"E, 301.13 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 477.86 feet, through a central angle of 18°15'11", having a radius of 1500.00 feet, the long chord which bears N 54°58'01"E, 475.85 feet;

THENCE S 33°15'06"E, 54.86 feet, to the beginning of a non-tangent curve to the right, in the east line of said Aledo 388 tract and the west line of the aforementioned John Henry Dean III remainder tract;

THENCE with said common line the following courses and distances:

Peloton Job No. LCP22001

ALEDO

G:\JOB\SKC233001_Dean_Ranch_Aledo\2_Srvy\Exhib\Legals\SDC23001_EX1.DOCX

September 05,
2023 Page 1 of 4

With said non-tangent curve to the right, an arc distance of 242.98 feet, through a central angle of $09^{\circ}05'57''$, having a radius of 1530.00 feet, the long chord which bears $S 52^{\circ}41'24''W$, 242.73 feet, to the beginning of a reverse curve to the left;

With said reverse curve to the left, an arc distance of 39.88 feet, through a central angle of $91^{\circ}24'32''$, having a radius of 25.00 feet, the long chord which bears $S 11^{\circ}32'07''W$, 35.79 feet;

$S 34^{\circ}10'09''E$, 10.00 feet;

$S 55^{\circ}49'51''W$, 50.00 feet;

$N 34^{\circ}10'09''W$, 15.69 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 37.04 feet, through a central angle of $84^{\circ}53'59''$, having a radius of 25.00 feet, the long chord which bears $N 76^{\circ}37'09''W$, 33.75 feet, to the beginning of a reverse curve to the right;

With said reverse curve to the right, an arc distance of 98.99 feet, through a central angle of $03^{\circ}42'25''$, having a radius of 1530.00 feet, the long chord which bears $S 62^{\circ}47'04''W$, 98.97 feet;

$S 65^{\circ}04'55''W$, 115.89 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 39.27 feet, through a central angle of $89^{\circ}59'27''$, having a radius of 25.00 feet, the long chord which bears $S 20^{\circ}05'13''W$, 35.35 feet;

$S 24^{\circ}54'31''E$, 9.53 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 10.00 feet, through a central angle of $01^{\circ}45'47''$, having a radius of 325.00 feet, the long chord which bears $S 25^{\circ}47'24''E$, 10.00 feet;

$S 63^{\circ}19'43''W$, 50.00 feet, to the beginning of a curve to the right;

With said curve to the right, an arc distance of 11.54 feet, through a central angle of $01^{\circ}45'47''$, having a radius of 374.98 feet, the long chord which bears $N 25^{\circ}47'24''W$, 11.54 feet;

$N 24^{\circ}54'31''W$, 9.50 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 39.27 feet, through a central angle of $90^{\circ}00'00''$, having a radius of 25.00 feet, the long chord which bears $N 69^{\circ}54'31''W$, 35.36 feet;

S 65°05'29"W, 80.58 feet;

With said curve to the left, an arc distance of 130.01 feet, through a central angle of 09°40'28", having a radius of 770.00 feet, the long chord which bears S 60°15'15"W, 129.86 feet, to the beginning of a compound curve to the left;

With said compound curve to the left, an arc distance of 39.67 feet, through a central angle of 90°54'51", having a radius of 25.00 feet, the long chord which bears S 09°57'36"W, 35.64 feet, to the beginning of a reverse curve to the right;

With said reverse curve to the right, an arc distance of 17.57 feet, through a central angle of 02°22'09", having a radius of 425.00 feet, the long chord which bears S 34°18'45"E, 17.57 feet;

S 56°52'19"W, 50.00 feet, to the beginning of a curve to the left;

With said curve to the left, an arc distance of 10.00 feet, through a central angle of 01°31'41", having a radius of 375.00 feet, the long chord which bears N 33°53'31"W, 10.00 feet, to the beginning of a compound curve to the left;

With said compound curve to the left, an arc distance of 42.60 feet, through a central angle of 97°38'12", having a radius of 25.00 feet, the long chord which bears N 83°28'27"W, 37.63 feet, to the beginning of a compound curve to the left;

With said compound curve to the left, an arc distance of 280.47 feet, through a central angle of 20°52'11", having a radius of 770.00 feet, the long chord which bears S 37°16'21"W, 278.92 feet, to the beginning of a compound curve to the left;

With said compound curve to the left, an arc distance of 40.05 feet, through a central angle of 91°47'01", having a radius of 25.00 feet, the long chord which bears S 19°03'15"E, 35.90 feet;

S 64°56'45"E, 10.00 feet;

S 25°03'15"W, 124.92 feet, to the beginning of a non-tangent curve to the left;

With said non-tangent curve to the left, an arc distance of 203.94 feet, through a central angle of 04°43'16", having a radius of 2474.95 feet, the long chord which bears S 68°05'59"E, 203.88 feet;

S 00°00'00"W, 478.39 feet;

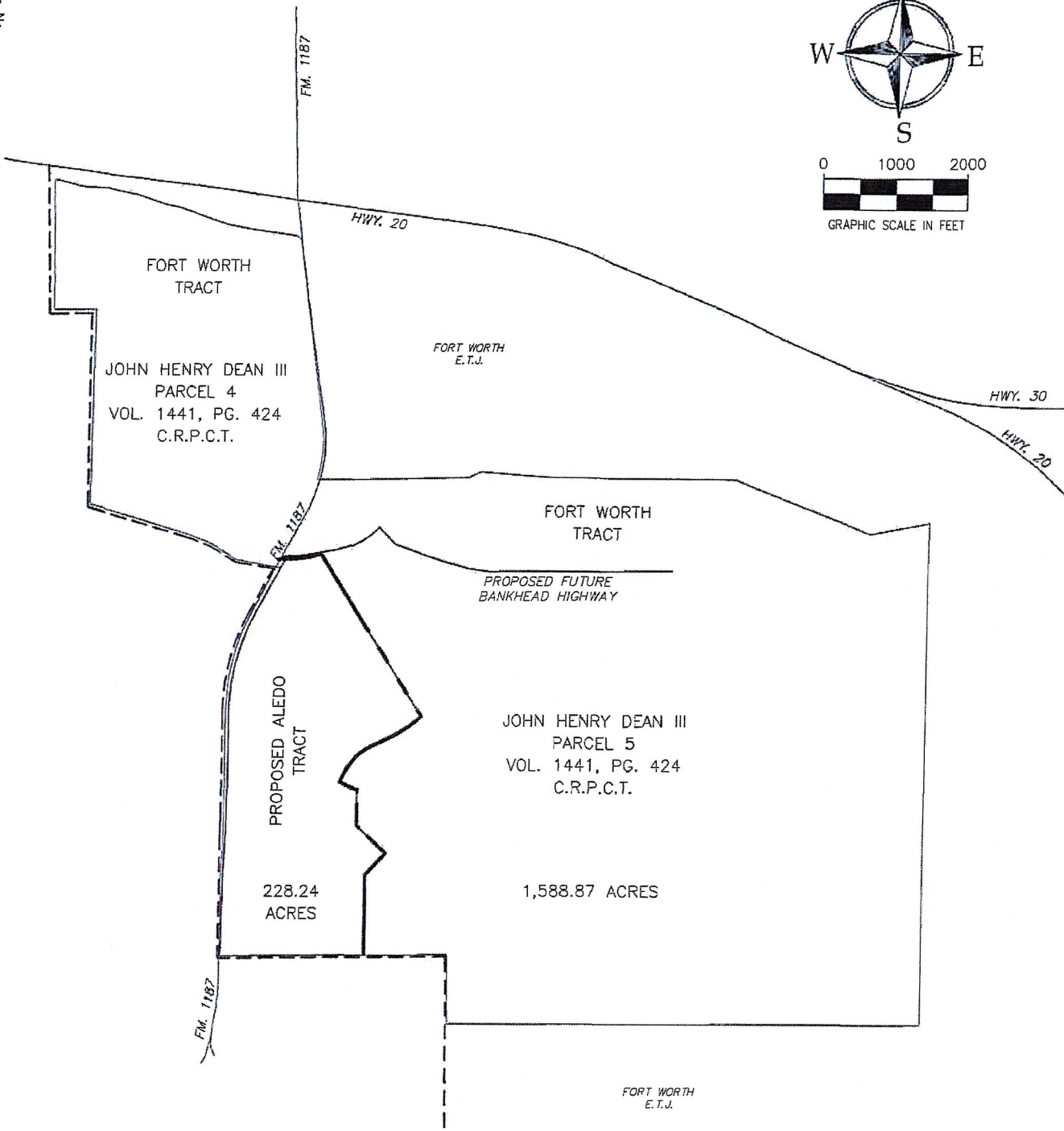
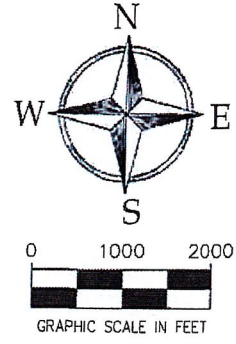
S 46°51'15"E, 543.35 feet;

S 43°08'45"W, 397.24 feet;

THENCE S 00°08'56"W, 1105.07 feet, continuing with said common line, to the Point of Beginning and containing square feet or 3.096 acres of land more or less.

EXHIBIT B-1

TBP&S Firm Reg No. 10194468



"This document was prepared under 22 TAC 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Copyright ©2021 Peloton Land Solutions, Inc.



11000 FRISCO ST. SUITE 400
FRISCO, TX 75033 469-213-1300

JOB #: DRH20004 DRAWN BY: DK CHECKED BY: NAME DATE: 6/23/2021 PAGE #: 1 OF 5

DWG NAME G:\JOB\DRH20004_DEAN_RANCH\MAS\ERGEV\SUR\DRH20004_SK.DWG

PLOT DATE: 6/23/2021